149.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,200 / 703,200
					USE VALUE:	703,200 / 703,200
					ASSESSED:	703,200 / 703,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HERENDEEN LLOYD J
Owner 2:	REARDON DEBRA L
Owner 3:	
Street 1:	67 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HERENDEEN LLOYD J -
Owner 2:	REARDON DEBRA L -
Street 1:	67 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,929 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5929.000	282,100	2,600	418,500	703,200
Total Card	0.136	282,100	2,600	418,500	703,200
Total Parcel	0.136	282,100	2,600	418,500	703,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.44 | /Parcel: 492.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98370
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,200	2600	5,929.	418,500	703,300	703,300	Year End Roll	12/18/2019
2019	101	FV	230,800	2600	5,929.	418,500	651,900	651,900	Year End Roll	1/3/2019
2018	101	FV	238,500	2600	5,929.	370,700	611,800	611,800	Year End Roll	12/20/2017
2017	101	FV	238,500	2600	5,929.	310,900	552,000	552,000	Year End Roll	1/3/2017
2016	101	FV	238,500	2600	5,929.	310,900	552,000	552,000	Year End	1/4/2016
2015	101	FV	224,900	2600	5,929.	269,000	496,500	496,500	Year End Roll	12/11/2014
2014	101	FV	224,900	2600	5,929.	260,100	487,600	487,600	Year End Roll	12/16/2013
2013	101	FV	224,900	2600	5,929.	247,500	475,000	475,000		12/13/2012

!11671!

PRINT

Date	Time
12/11/20	01:48:50

LAST REV

Date	Time
04/18/18	14:17:09

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11671

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEO CARMEN	31463-435		6/1/2000		372,000	No	No		
MEO CARMEN	27334-478		5/29/1997	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	98370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2009	1113	Re-Roof	8,850					

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	372	PATRIOT
7/19/2000	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/18/1999	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5929		Sq. Ft.	Site		0	70.	1.01	8									418,508						418,500	

Total AC/HA: 0.13611 | Total SF/SM: 5929 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 418,508 | Spl Credit | Total: 418,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	164.557
Other Features:	62500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383229
Depreciation:	101172
Depreciated Total:	282056

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

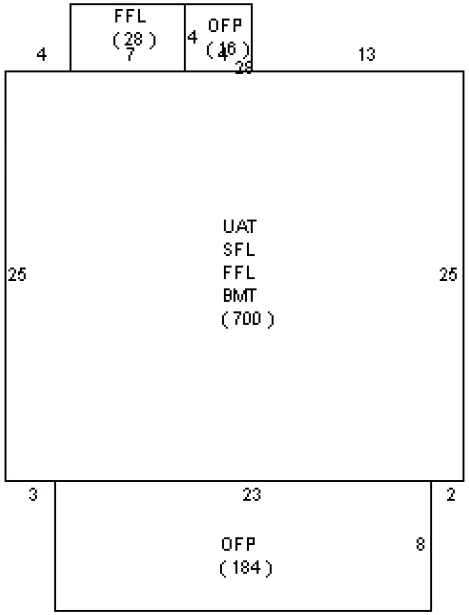
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.01
Special Features:	0	Val/Su Net:	112.70
Final Total:	282100	Val/Su SzAd	197.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	728	164.560	119,797
BMT	Basement	700	49.370	34,557
SFL	Second Floor	700	164.560	115,190
OFP	Open Porch	200	24.130	4,827
UAT	Upper Attic	175	65.820	11,519

Net Sketched Area:	2,503			Total:	285,890
Size Ad	1428	Gross Are	3028	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	F	FR	1930	23.73	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600